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**TO
LET**



ATTRACTIVE RETAIL UNIT

92 m² (990 ft²)

Unit 3
Keepers Wood Way
Gillibrands
Chorley
PR7 2FU

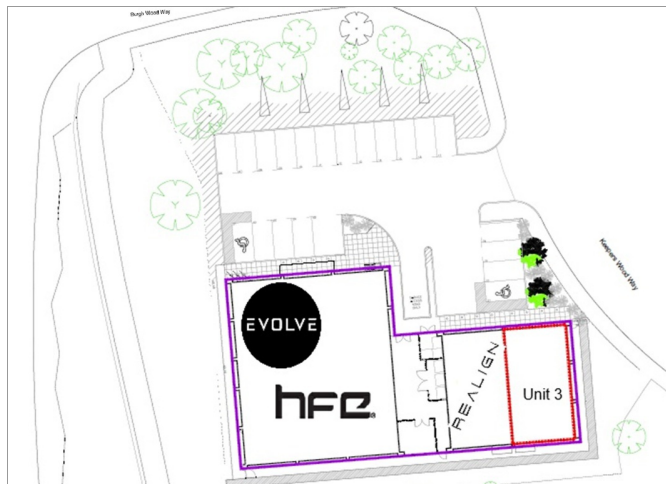
- Superb Open Plan Accommodation
- Would Suit A Variety Of Uses
- On-site Car Parking

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Location

The property is situated fronting the junction of Burgh Wood Way and Yarrow Valley Way (B5252) the major vehicular route to the west of Chorley. The premises form part of a small commercial development in the popular residential area of the town known as Gillibrands.

Other occupiers on the development include Evolve Health and Fitness Club, Realign Pilates Studio and Health and Fitness Education. The site also benefits from relatively close proximity to Yarrow Valley Country Park.

Description

The premises comprise a single storey purpose built end terrace retail unit of conventional masonry construction beneath a pitched roof covering. The unit benefits from a glazed metal framed shopfront and provides open plan accommodation.

The unit will be available in shell condition albeit the existing WC facility will remain to the rear of the property. In addition we understand the fire alarm system will remain in-situ together with the electric roller shutter to the front elevation.

Services

We believe that the premises have mains connections to electricity, water and drainage.

Accommodation

The premises extend to an approximate net internal area of 92.0 m² (990 ft²).

Rating Assessment

The premises have a Rateable Value of £12,000.

Interested parties should make their own enquiries of the local rating authority, Chorley Borough Council (www.chorley.gov.uk).

Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority, Chorley Borough Council (www.chorley.gov.uk).

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Service Charge

There is a service charge contribution payable to cover the costs of the maintenance and repair of the common parts of the development and services thereto.

Asking Rental

Offers in the region of £24,750 per annum, exclusive.

VAT

All figures are quoted exclusive of, but will be subject to, VAT at the standard rate.

Energy Performance Certificate

Energy rating	Valid until
	Certificate number

Property type
Total floor area

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E

Energy rating and score
This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 2 A+ A B C D E F G

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Enquiries

Please contact the sole agents:

Eckersley

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Contact: Mary Hickman

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